



CITY OF POMONA COUNCIL REPORT

May 1, 2017

To: Honorable Mayor and Members of the City Council

From: Linda Lowry, City Manager

Submitted by: Benita DeFrank, Neighborhood Services Director

Subject: **Adopt a Resolution Amending the FY 2016-17 Capital Improvement Program (CIP) Budget by Appropriating Available Series "AH" Low Mod Bond Proceeds in the Amount of \$4,000,000 to the "Year-Round Emergency Shelter," Project No. 428-2590-XXXXX-71044.**

OVERVIEW

Recommendation – That the City Council adopt a resolution:

1. Amending the FY 2016-17 Capital Improvement Program (CIP) Budget by appropriating available Series "AH" Low Mod Bond Proceeds in the amount of \$4,000,000 to the "Year Round Emergency Shelter," Project No. 428-2590-XXXXX-71044; and
2. Authorize the City Manager to execute all documents related to this action, subject to review by the City Attorney.

Fiscal Impact – The recommended appropriation of \$4,000,000 of available AH Low Mod Bond Proceeds will enable site development of the "Year-Round Emergency Shelter" Project No. 428-2590-XXXXX-71044 to be located at 1400 E. Mission Blvd. Per the City Attorney, the City is able to utilize Low and Moderate Income (LMI) housing bond proceeds to fund the development of this site because of the "shelter crisis" which was declared by the City Council. If the site is not used for affordable housing or emergency shelter needs, the property could be sold on the open market and the proceeds put back into the LMI bond proceeds for other eligible uses. It is possible that Measure H shelter funds can requested to supplement the City's (Pomona Housing Authority) investment.

Previous Related Action – On September 12, 2016, City Council declared a "shelter crisis" within the City of Pomona. On November 21, 2016, City Council authorized the Purchase of Real Property located at 1400 East Mission Boulevard, APN' s 8327-014-028 and 8327-014-029, for \$1,700,000 for development of a Homeless Emergency Shelter and Centralized Service site and created CIP project 71044.

EXECUTIVE SUMMARY

On November 21, 2016, City Council approved the purchase of real property located at 1400 E. Mission Boulevard for use as a site for development of the City's Year-Round Emergency Shelter. It is anticipated that the construction necessary to develop and complete this site will

cost approximately \$4,000,000. Appropriating the available “AH” Series Low Mod Bond Proceeds will allow the development of this site to move forward in a timely manner.

DISCUSSION

With City Council’s adoption of “A Way Home: Community Solutions for Pomona’s Homeless”, four areas of urgency were identified:

- *Establish a Year-Round Shelter*
- *Establish a Service Center for Centralization and Coordination of Services*
- *Establish a Communal Kitchen for the Provision of Food Service, and*
- *Provide Lockers for Storage of Personal Belongings of the Homeless*

As part of the City’s efforts to meet these urgent needs, the City Council approved the purchase of 1400 E. Mission for the establishment of a centralized site that would incorporate these elements within its design and function.

Site Improvements

The City hired specialized consultants to create concepts of how this location could be utilized as a homeless service center and emergency shelter. The concept included rehabilitation of some existing buildings, installation of modular buildings, site improvements to enhance service and livability goals, and installation of a fabric structure for emergency shelter. In addition, staff from a variety of City Departments reviewed the site and provided additional infrastructure and regulatory requirements necessary to move forward with the project. Recommendations included: fire, water and sewer improvements; meeting fire, building and safety requirements for all site structures; grading, paving, landscaping, lighting, fencing, security and onsite parking improvements; and meeting other regulatory compliance requirements. It was also established that a topographical and utility survey would have to be completed to establish existing and needed amenities. A company to provide this survey has already been selected.

All of the above information will be provided in a solicitation for proposals to procure a design-build contractor to develop the site. The design-build method for project delivery has been chosen to reduce the time it will take to complete the site for utilization as an emergency shelter. Using a design-build team will allow the City to choose a company that will work under a single contract to provide both design and construction services. One entity, one contract, one unified flow of work from initial concept through completion will expedite completion.

It is anticipated to accomplish everything needed to develop and complete the Centralized Service Site it will cost approximately \$4,000,000. Appropriating the available “AH” Series Low Mod Bond Proceeds will allow the development of this site to move forward in a timely manner.